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PROJECT NARRATIVE.

APPLICATION FOR AMENDMENT TO PD-10-98, PROPERTIES OF RAINBROOK VILLAS, L.L.C. AND VILLA DEVELOPMENT, L.L.C. (SEE ATTACHED PRELIMINARY #8 DATED 12-21-2000 FOR ADDITIONAL LAND OF RAINBROOK VILLAS.)

STATISTICAL DATA AS PREVIOUSLY APPROVED BY THE COUNTY OF YORK PROVIDES FOR A 112 UNIT DEVELOPMENT ON 19.476 ACRES. THE WESTERN MOST PORTION OF THE TRACT LOCATED WEST OF THE PROPOSED BURT'S ROAD. THE ADDITION OF THE 10.739 ACRES ADJACENT TO THE SOUTHERN BOUNDARY OF RAINBROOK VILLAS WILL INCREASE THE DEVELOPMENT SIZE FROM 112 UNITS TO 168 UNITS. THE PROPOSED ADDITION WILL REQUIRE REVISIONS IN THE STATISTICAL DATA AS PREVIOUSLY APPROVED.

1. THE EXISTING POOL AND RECREATION FACILITY WILL REQUIRE THE ADDITION OF 6 PARKING SPACES LEAVING A NET AREA OF 0.50 ACRES.
2. BUILDINGS NUMBERED 5, 6, 7 & 8 WILL NEED TO BE SHIFTED APPROXIMATELY 22 FEET TO THE WEST.
3. A TWENTYFOUR (24) FOOT ROAD WITH CURB AND GUTTER AND SIDE WALK WILL BE CONSTRUCTED BETWEEN BUILDINGS 4 AND 5 TO PROVIDE ACCESS TO THE ADDITIONAL PROPERTY OF RAINBROOK VILLAS.

THE RESULTANT STATISTICAL DATA FOR THE NEW REVISED RAINBROOK VILLAS IS:

AREA OF SITE = 1,316,517 SQ.FT. OR 30.223 ACRES
PROPOSED UNIT COUNT = 168
AREA OF IMPERVIOUSNESS = 16.368 AC.

GREEN AREA = 13.847 AC. OR 45.8%
UNIT MIX:

CATHEDRALS: 24 BLDGS. OR 196,752 SQ.FT.
CLASSICS / 1-CAR: 10 BLDGS. OR 62,000 SQ.FT.
CLASSICS / 2-CAR: 8 BLDGS. OR 52,976 SQ.FT.

RECREATION AREA: 3.455 ACRES OR 11.4%
(TOTAL ACTIVE & PASSIVE)

DENSITY: 5.56 UNITS/ACRE

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